

CASE **C16-2014-0003**
ROW ID# **11087596**

CITY OF AUSTIN
APPLICATION TO SIGN REVIEW BOARD
SIGN VARIANCE

TAX Roll # **0307010301**

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: TYPE AND COMPLETE ALL REQUESTED INFORMATION.

STREET ADDRESS: 4410 East Riverside Drive

LEGAL DESCRIPTION: Subdivision - Park Green

Lot(s) 1,2,3,&4 Block A Out lot Division

I, Jim Bennett as authorized agent for Cielo Paso Parke Green, Lp. affirm

that on 1/27/14, hereby apply for a hearing before the Sign Review Board for consideration:

ERECT - ATTACH - COMPLETE - REMODEL - MAINTAIN

A 50 sq. ft. panel to an existing 448 sq. ft. non-complying sign

in a GR zoning district, located within the Scenic Sign District.

If your variance request is for a reduction in setbacks or height limits, please contact Christine Esparza with the Electric Utility at 322-6112 before filing your application with this office to discuss your request. The Electric Utility will recommend the board deny your request if it will result in an encroachment into an electric easement or a NESC violation.

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. In order to grant your request for a variance, the Board must first make one or more of the findings described under 1, 2, and 3 below; the Board must then make the finding described in item 4 below. If the Board cannot make the required findings, it cannot approve a sign variance.

Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the
Following findings:

The variance is necessary because strict enforcement of the Article prohibits any reasonable Opportunity to provide adequate signs on the site, considering the unique features of a site such as its dimensions, landscaping, or topography, because:

the required landscaping has matured and prevent visibility of the building signage from the street. The buildings setback approximately 200 ft. from the street. This large frontage has three driveway cuts and only one sign to direct the flow of traffic.

OR,

1. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because:

the proposed new panel will be located on the existing sign structure , which was permitted and constructed under previous sign requirements

OR,

2. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because:

the proposed will sign lessen traffic confusion and congestion by properly identifying the location of the business . The requested new panel will help to identify the tenant's location making a safer and less confused driving environment.

AND,

4. Granting a variance would not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated, because:

other large retail centers along this section have large marquee type signs that identify their individual tenants.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed _____ Mail Address 11505 Ridge Drive

City, State & Zip Austin, Texas 78748

Printed Name Jim Bennett Phone (512)282-3079 Date _____

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed _____ Mail Address _____

City, State & Zip _____

Printed Name _____ Phone _____ Date _____

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings:

1. The variance is necessary because strict enforcement of the Article prohibits any reasonable opportunity to provide adequate signs on the site, considering the unique features of a site such as its dimensions, landscaping, or topography, because:

OR,

2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because:

OR,

3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because:

AND,

4. Granting a variance would not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated, because:

APPLICANT CERTIFICATE - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Jim Bennett Mail Address 11505 Ridge Dr

City, State & Zip Austin, TX 78748

Printed Jim Bennett Phone 282-3079 Date 1/14/14

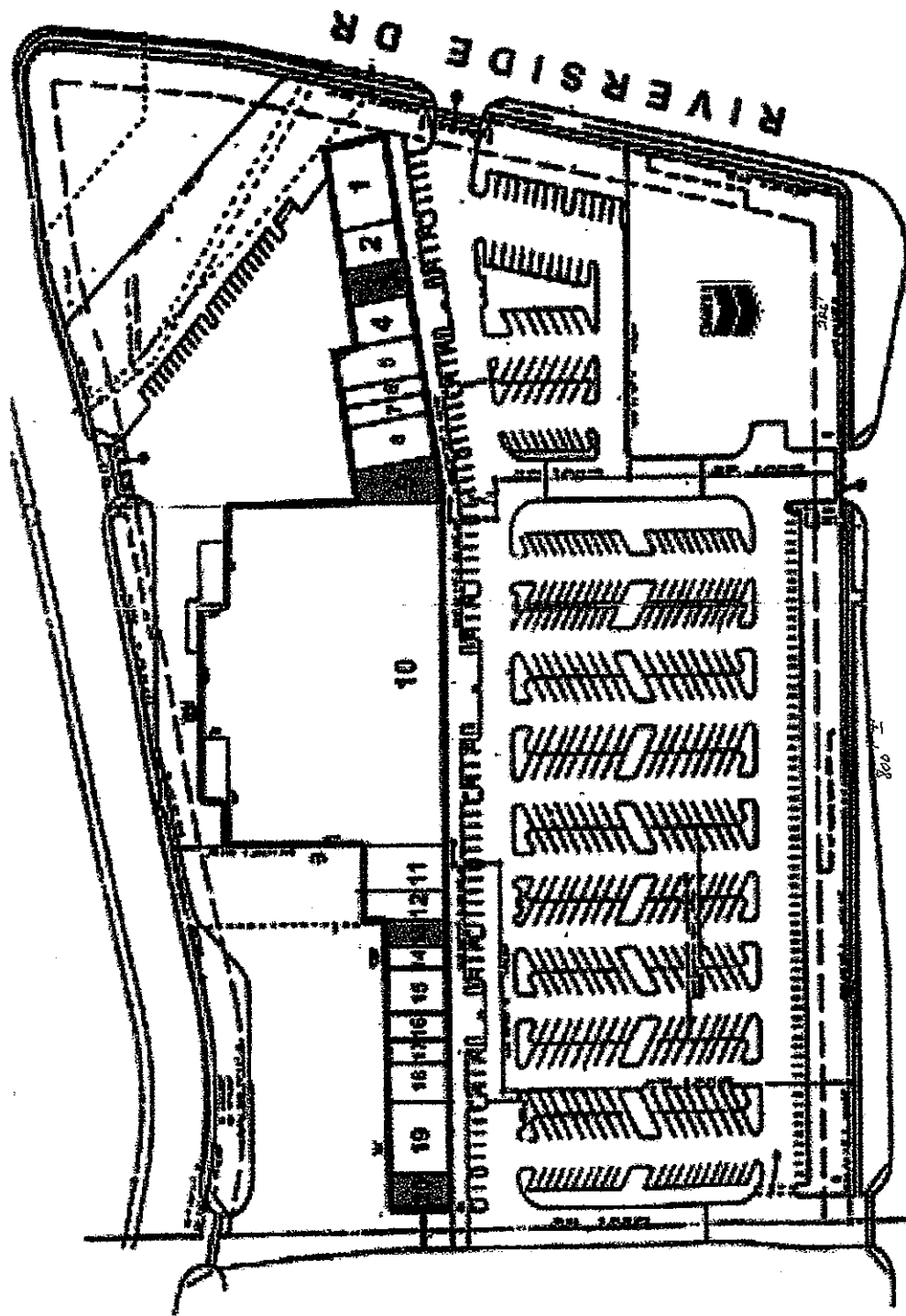
512-784-4961 (cell)

OWNERS CERTIFICATE - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Robert W. Dillard Mail Address 720 Brazos, Suite 520

City, State & Zip Austin TX 78701

Printed Robert W. Dillard Phone 406-1010 Date 1/14/14

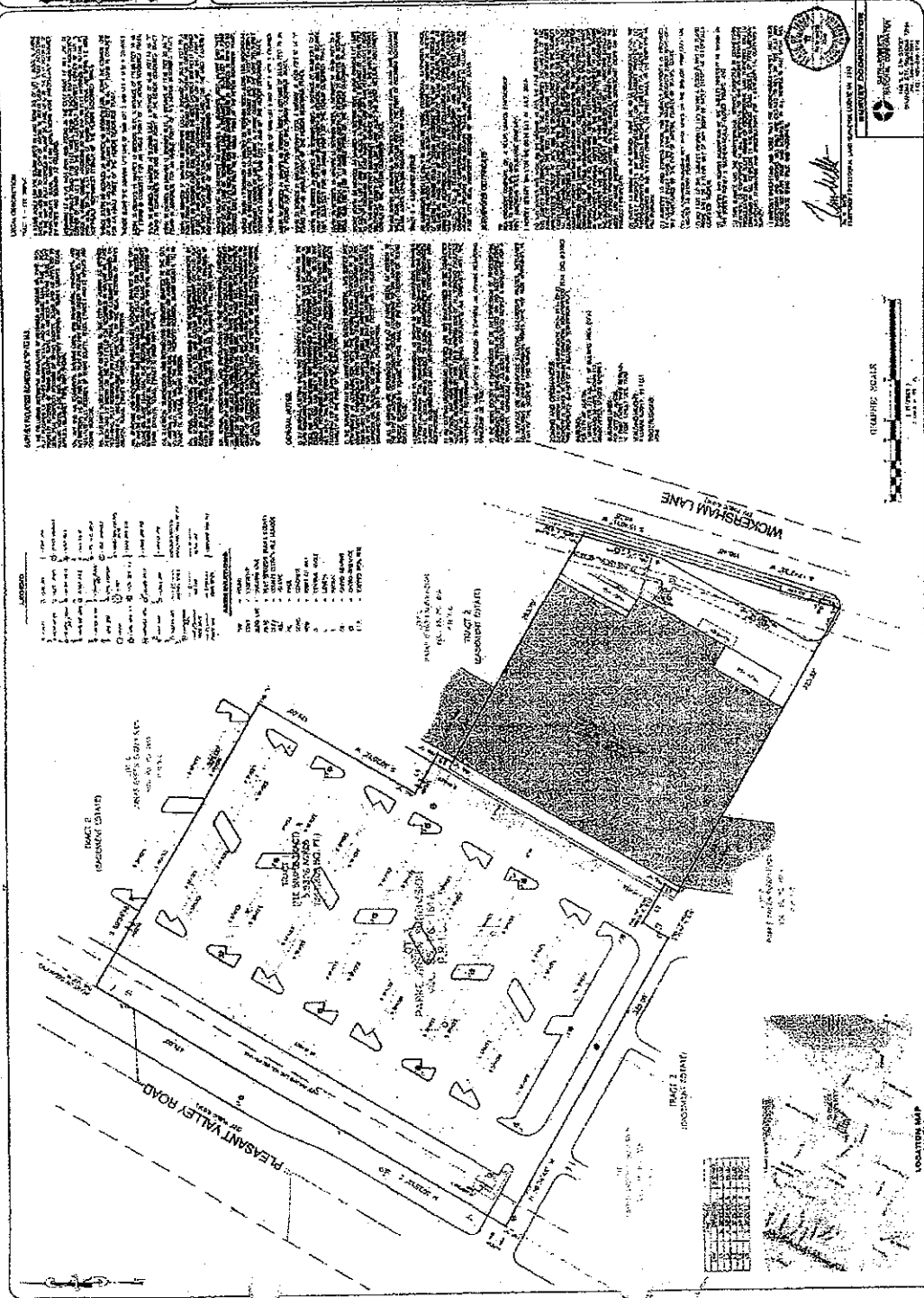


PLEASANT VALLEY DR

SouthWest Land Surveying Co.
 1111 West 10th Street
 Austin, Texas 78703
 Phone (512) 476-1111
 Telex 154444 SWLS
 Fax (512) 476-1111

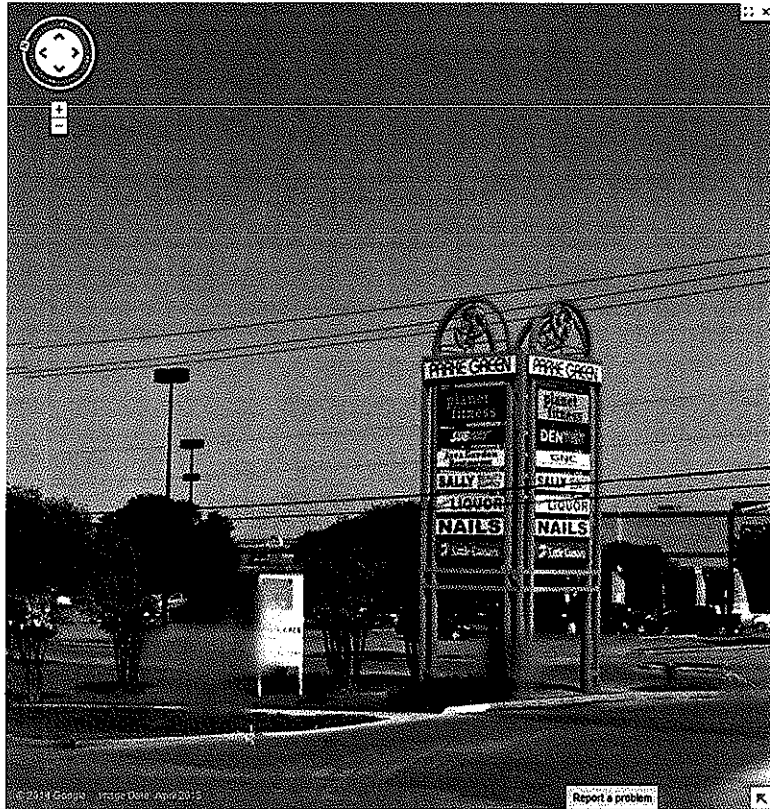
ALBERTSON'S
 1819 SOUTH PLEASANT VALLEY ROAD
 AUSTIN, TEXAS COUNTY, TEXAS
 ALTA/ACSM LAND TITLE SURVEY
 SHEET 1 OF 1

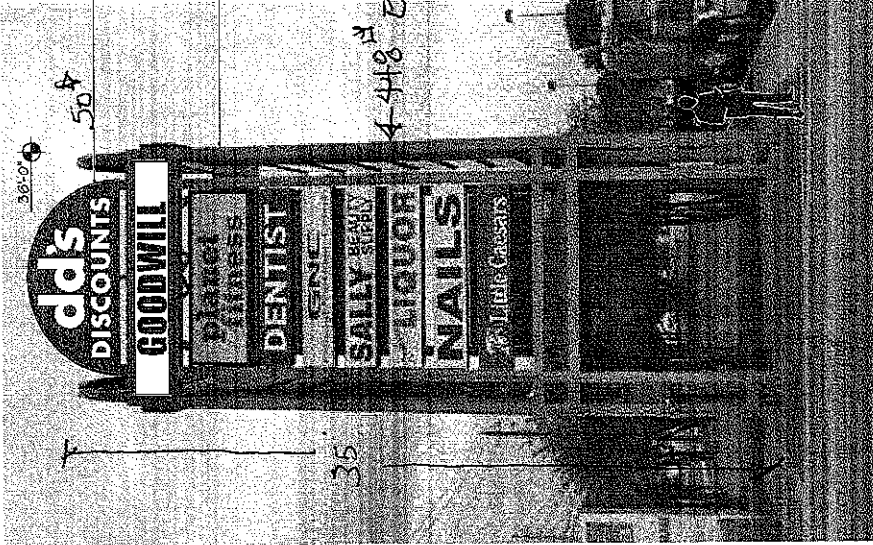
ACSM No.	1000
Block	1
Lot	1
Section	1
Range	1
County	Travis
State	Texas



Google

To see all the details that are visible on the screen, use the "Print" link next to the map.





1 4/F PYLON SIGN ELEVATION

PLEASANT VALLEY ROAD SCALE: 3/16" = 1'-0"

NOTES:
SEE SHEET K FOR PYLON SIGN LOCATION.
LANDLORD TO PROVIDE AND MAINTAIN PYLON STRUCTURE, CABINET'S, FINISHES, BLANK FACES, LIGHTING AND ELECTRICAL SERVICE.
DD'S TENANT FACE DECORATION TO BE PROVIDED BY ROSS STORES, INC.
DD'S FACES TO BE POSITIONED AS SHOWN. NEAREST THE ADJACENT THOROUGHFARE ON BOTH SIDES OF THE STRUCTURE. ALL OTHER TENANT FACES ARE SHOWN FOR GENERAL REFERENCE ONLY AND DO NOT NECESSARILY REPRESENT THEIR FINAL POSITIONING.
SIGN CONTRACTOR TO VERIFY EXACT FACE DIMENSIONS, STRUCTURE AND LIGHTING CONDITIONS, AND TO PROVIDE BMA WITH LOGO PLOT (P800P) PRIOR TO FABRICATION AND PHOTOS OF FINISHED DISPLAY.

SIGN CONTRACTOR TO VERIFY PANEL DIMENSIONS PRIOR TO MANUFACTURE

OPTION 1

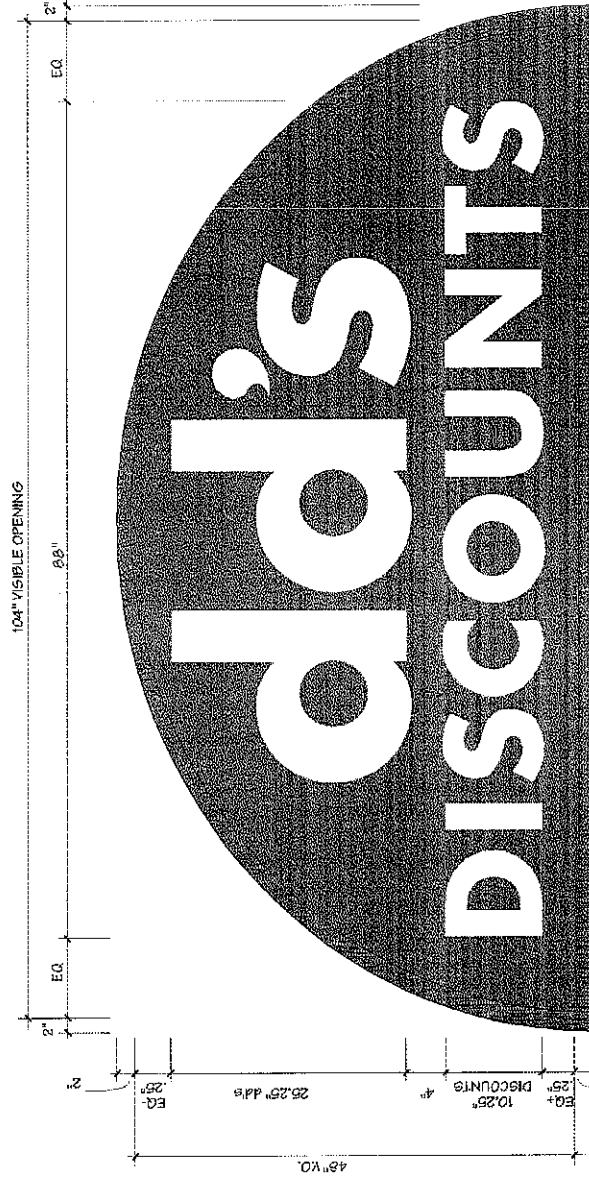
LANDLORD TO PROVIDE AND MAINTAIN PYLON STRUCTURE.

SIGN CONTRACTOR TO CHECK LAMPS, BALLASTS, AND WIRING, AND REPAIR OR REPLACE AS NECESSARY.

SIGN CONTRACTOR TO REPAIR DD'S PERIMETER RETAINERS AND PAINT AS NECESSARY.
SIGN CONTRACTOR TO PROVIDE 48" HI X 104" W (VISIBLE OPENING) BLANK WHITE, SOLAR GRADE ACRYLIC OR PANAFLEX FACES.

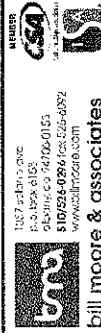
"DD'S DISCOUNTS" PANEL DECORATION BY ROSS STORES, INC.
FIRST SURFACE DECORATED WITH 3M 3630-118 INTENSE MAGENTA VINYL.
CUT AND WEED OUT 25.25" HIGH "DD'S" AND 10.25" HIGH "DISCOUNTS"
LOGO COPY TO REVEAL WHITE.

FOUR (4) FACES REQUIRED: ONE (1) ON EACH SIDE OF FOUR-SIDED PYLON SIGN IN TENANT POSITION AS SHOWN.



A "DD'S DISCOUNTS" TENANT FACE DETAIL

SCALE: 1" = 1'-0"



1027 Adams Ave
P.O. Box 8153
Dallas, TX 75208-0153
817.254.0294 fax 817.254.0292
www.billmoore.com

bill moore & associates



#5228 AUSTIN RIVERSIDE
Parke Green Shopping Center
1819 Pleasant Valley Road & Riverside Drive
Austin, TX 78741

SHEET
P1

drawn 98.07.13



City of Austin

P.O. Box 1088, Austin, Texas 78767

RECEIPT

Receipt No.: 5914929

Payment Date: 02/12/2014

Invoice No.: 5932614

Payer Information

Company/Facility Name: Cielo Property Services, LLC

Payment Made By: Robert W. Dillard
720 BRAZOS ST SUITE 520
AUSTIN TX

Phone No.: (512) 600-7900

Payment Method: Check

Payment Received: \$688.00

Amount Applied: \$688.00

Cash Returned: \$0.00

Comments: CHECK 347

Additional Information

Department Name: Planning and Development Review

Receipt Issued By: Crystal Lopez

Receipt Details

FAO Codes	Fee Description	Internal Ref. No.	Address	Permit/Case No.	Amount
1000 6800 9770 4120	BOA/SRB Fee	11087596	4410 E RIVERSIDE DR	2014-000019-BA	\$688.00
				Total	\$688.00